

PB# 88-72

**Medallion Farms (Sub.)
(Never Materialized)**

52-1-20

6/9/92 Never Materialized

Note:

If applicant reappears for this
subdivision within 2 years, Application
fee is to be waived as per instructions
of the P.B.

En

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

12531

Received of Pauline B. Townsend, March 17, 1992
Town Clerk \$ 600⁰⁰/₁₀₀

Six hundred and ⁰⁰/₁₀₀ _____ DOLLARS

For Planning Board (#88-72) Expenses - 4 dots

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>check # 1555</u>		<u>\$ 600</u> ⁰⁰ / ₁₀₀

By

Pauline
Controll

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

General Receipt

10261

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Salvatore Marguilo, Dec. 22 1988
\$ 25⁰⁰/₁₀₀

Twenty - five and ⁰⁰/₁₀₀ _____ DOLLARS

For Planning Board Application Fee - #88-72

DISTRIBUTION

FUND	CODE	AMOUNT
<u>PR # 1099</u>		<u>25.00</u>

By

Pauline B. Townsend
Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

Five hundred and 00/100 DOLLARS

For Planning Board (#88-12) Expenses - 4 lots

DISTRIBUTION:

FUND	CODE	AMOUNT
check # 1555		\$ 600 ⁰⁰ / ₁₀₀

By J. J. C. C.

C. C. C. Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

General Receipt

10261

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Salvatore Darguido \$ 25.00

Twenty-five and 00/100 DOLLARS

For Planning Board Application Fee - #88-12

DISTRIBUTION

FUND	CODE	AMOUNT
PR # 1099		25.00

By Pauline B. Townsend

Town Clerk Title

Williamson Law Book Co., Rochester, N. Y. 14609

914-664-4500

3/2/92
\$ 166.00
Eng

3/22....., 1992

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550

TO Frances Roth 359 Moores Hill Rd DR.
New Windsor, Ny 12553

DATE			CLAIMED		ALLOWED
3/11/92		Planning Board Meeting	75	00	
		Miscellaneous - 1 pg	4	50	
		Mt Aing - 2 pgs	9	00	
		Petronella 2 pgs	9	00	
		Argenid - 3 pgs	13	50	
		Parkview - 5 pgs	22	50	
		Word Monte - 4 pgs	18	00	
		Mans - 7 pgs	31	50	
		Town of N.W. - 2 pgs	9	00	
		✓ New Windsor Enterprises - 3 pgs	13	50	
88-72		Medallion - 1 pg	4	50	
			210	00	

Salvatore & Henry Gargiulo
195 West First Street
Mount Vernon, New York 10550

May 19, 1992

Town of New Windsor
555 Union Avenue
New Windsor, New York 12553

Attn: Mr. James Petro, Jr.

Re: Escrow Payment for Medallion Farm
Toleman Road
Washingtonville, New York
File No. 88-72

Dear Mr. Petro:

As per copy of enclosed letter from your office dated March 17, 1992, we would require \$4,425.00 balance to maintain the property sub-division open.

We are presently suffering financial difficulties due to a number of uncontrolled circumstances.

In as much as we are presently negotiating sale of adjacent property, and feel that this may take time, we are requesting that this be extended pending the property sale. This also will have an adverse change on the sub-division of our property.

Very truly yours,

Salvatore Gargiulo
Salvatore Gargiulo

SG/fdc

Note: We had called Ms. Mira Mason in reference to above, and she has referred us to you.

5/20/92 @



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

March 17, 1992

Mr. Salvatore Gargiulo
Mr. Henry Gargiulo
195 West First Street
Mount Vernon, NY 10550

SUBJECT: ESCROW PAYMENT FOR MEDALLION FARMS
OUR FILE #88-72

Dear Mr. Gargiulo:

After discussing your payment with the Planning Board and the Comptroller for the Town of New Windsor, it has been decided that your check #1555 in the amount of \$600.00 will be placed against your account. We must, however, ask that you pay the remainder of the amount due (\$4,425.00) on or before May 17, 1992. After that date, your file will be closed and your \$600.00 less expenses to date, will be returned to you. If you reapply anytime before March 11, 1994, your application fee will be waived.

If you should have any questions, please contact our office at (914) 565-8800 Ext. 615.

Very truly yours,

Myra Mason
Myra Mason, Secretary for the
Planning Board

MLM:mm

TOWN CLERK

Town Hall
555 Union Ave.
New Windsor, N.Y. 12550-3
ATTN: Myka Masch

NUMBER
039352

DATE

11/21/91

SOLD TO:

Henry Salvatore Gargiulo
35 A Colonial Place
Mt. Vernon, N.Y. 10550

SHIPPED TO:

P.B. #88-72
The Dalton Farms Subdivision
Tolman Rd.
New Windsor, N.Y.

CUSTOMER ORDER NO.	OUR ORDER NO.	SALESPERSON	TERMS	FOB	DATE SHIPPED	SHIPPED VIA
			on receipt			

ORDERED	SHIPPED	DESCRIPTION	UNIT PRICE	UNIT	AMOUNT
		Town of New Windsor Escrow for Major Subdivision:			
		4 Lots @ \$150.00/Lot	\$ 150 00	\$	600 00
		59 Lots @ 75.00/Lot	75 00		4,425 00
		Total Escrow Due:		\$	5,025 00
		Please make check payable to: The Town of New Windsor			

Wilson Jones
Sales Representative
5720 N. U.S.A.
5720 N. U.S.A.
5720 N. U.S.A.

Salvatore & Henry Gargiulo
195 West First Street
Mount Vernon, New York 10550
February 20, 1992

Ms. Myra L. Mason
Town of New Windsor
555 Union Avenue
New Windsor, New York 12553

Re: Subdivision of Medallion Farm
Planning Board File #88-72

Dear Ms. Mason:

We are in receipt of your escrow due for subdivision of our property at Toleman Road, Washingtonville, New York.

We are presently having a cash flow problem, however, we wish to keep the application open, so in good faith we are enclosing a check for \$600.00.

We will venture to pay this as soon as possible.

Very truly yours,


Salvatore Gargiulo

HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 88- 72

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
										EXP.	BILLED	BALANCE
88-72	47345	04/24/89	TIME	NJE	MC	MEDALION FARMS	60.00	0.40	24.00			
88-72	47350	04/25/89	TIME	NJE	MC	MEDALION FARMS	60.00	0.20	12.00			
88-72	47362	04/25/89	TIME	NJE	CL	MEDALION FARMS	19.00	0.50	9.50			
									45.50			
88-72	47650	09/18/89			BILL	INV 89-369						-45.50
												-45.50
88-72	47895	01/03/90	TIME	NJE	MC	MEDALIAN FARMS	60.00	0.40	24.00			
88-72	48094	03/21/90	TIME	NJE	MC	MEDALION FARMS	60.00	0.50	30.00			
88-72	48138	04/09/90	TIME	NJE	MC	MEDALION FARMS	60.00	0.70	42.00			
88-72	48141	04/10/90	TIME	NJE	MC	MEDALION FARMS	60.00	0.20	12.00			
88-72	48155	04/10/90	TIME	MCK	CL	MEDALLION FARMS	25.00	0.50	12.50			
									166.00			
88-72	48234	05/03/90			BILL	INV 90-217						-120.50
												-166.00
									=====	=====	=====	=====
						TASK TOTAL			166.00	0.00	-166.00	0.00
									=====	=====	=====	=====
						GRAND TOTAL			166.00	0.00	-166.00	0.00

MEMORANDUM

TO: NEW WINDSOR PLANNING BOARD MEMBERS

ATTENTION: JAMES PETRO, JR.,
CHAIRMAN

FROM: MYRA MASON,
SECRETARY FOR THE PLANNING BOARD

DATE: MARCH 9, 1992

SUBJECT: MEDALION FARMS ESCROW (Gargiulo #88-72)


As per our discussion, please review with the Board the status of application #88-72 (Medalion Farms) for a 63 lot subdivision.

On October 28, 1991 a letter was sent to the applicant requesting that he contact our office if he wished to pursue this application. I received a letter from Mr. Gargiulo stating that he wanted to keep the file open on this matter. I informed him that in order to do that, he must post the escrow for a 63 lot subdivision in the amount of \$5,025.00. He asked if I would send him an invoice showing the amount and breakdown of the charge. I sent him an invoice on November 21, 1991 (copy attached). I, then, received a check dated February 18, 1992 in the amount of \$600.00 with a letter stating they are having a cash flow problem and would we keep the file open for the enclosed amount (see copies attached).

Please let me know if this is acceptable or if it is not, please vote to close the file.

Thank you.

Very truly yours,


Myra Mason, Secretary for the
Planning Board

cc: File #88-72

INVOICE
 NUMBER
039352

*3

ATTN: Myra Mason

DATE

SHIPPED TO: P.B. #88-72 11/21/91

SOLD TO:

Henry & Salvatore Gargiulo
35 A Colonial Place
Mt. Vernon, N.Y. 10550
Medalion Farms Subdivision
Tolaman Rd.
New Windsor, N.Y.

CUSTOMER ORDER NO.	OUR ORDER NO.	SALESPERSON	TERMS	FOB	DATE SHIPPED	SHIPPED VIA
			<i>on receipt</i>			

ORDERED	SHIPPED	DESCRIPTION	UNIT PRICE	UNIT	AMOUNT
		<i>Town of New Windsor Escrow for Major Subdivision:</i>			
		<i>4 Lots @ \$150.00 / Lot</i>	<i>\$ 150 00</i>	<i>\$</i>	<i>600 00</i>
		<i>59 Lots @ 75.00 / Lot</i>	<i>75 00</i>		<i>4,425 00</i>
		<i>Total Escrow Due:</i>			<i>\$ 5,025 00</i>
		<i>Please make check payable to: The Town of New Windsor</i>			

Sent copy 11/6/92

GARGIULO BROS., INC.

Interior and Exterior Restoration Specialists

1578 E. 233rd Street • Bronx, NY 10466-2598

(212) 994-2800

November 14, 1991

Town of New Windsor
555 Union Avenue
New Windsor, New York 12553
Attn: Ms. Myra L. Mason

Refer: Planning Bd. File #88-72
Sub-Division of Medallion Farm

Dear Ms. Mason,

Please be advised that Salvatore, Henry, Alice and Carol Gargiulo, owners of Medallion Farm, wish to pursue the sub-division of the property and wish to maintain this open.

Very truly yours,


Salvatore Gargiulo

SG/ph

cc: Carl Schiefer, P.B. Chairman
Lou Grievas, Surveyor

Spoke to Henry Gargiulo 11/21/91:

Must post escrow to keep file open

4@ 150.00	600.00
59@ 75.00	4425.00
Total Due:-	\$5025.00



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

¹⁷⁶³October 28, 1991

Mr. Henry Gargiulo 664-4500
Mr. Salvatore Gargiulo
1578 E. 233 Street
Bronx, NY 10466

SUBJECT: PLANNING BOARD FILE #88-72: SUBDIVISION OF
MEDALION FARMS

Dear Sirs:

In a review of its old files, the Planning Board of the Town of New Windsor has uncovered an apparently open application in your name. Before the Board closes its file on this matter, it would like to give you an opportunity to be heard.

If you wish to pursue this matter, please contact the Board's Secretary at (914) 565-8800 Ext. 615 between the hours of 8:30 to 4:30, Monday through Friday to be put on the next available agenda. If there is no contact within 30 days of the date of this letter, it will be assumed that you no longer wish to pursue this matter and the Board's file on this matter will be closed.

Your prompt attention to this matter is greatly appreciated.

Very truly yours,

Myra L. Mason
Myra L. Mason, Secretary for the
Planning Board

cc: Carl Schiefer, P.B. Chairman
File #88-72

GREVAS + Hildreth, L.S.

MEDALION FARMS SUBDIVISION (88-72) TOLEMAN ROAD - SKETCH PLAN

Elias Grevas, L.S. came before the Board representing this proposal.

MR. GREVAS: Since the Board last saw this project, we have completed the accurate boundary survey and the ariel topographic survey and come before you with a sketch plan showing 63 single family lots. The access roads are at this point which is opposite Toleman Court at this point through an existing or partially along an existing driveway going up to the existing farm complex which is in the center of the site which is about here (indicating).

The road layout, we are trying to take advantage of the topography by keeping the roadway up top with some cul-de-sacs back into the rear areas to the north and northeast. The unique thing about this piece of property is that the sewer system for this project is dependent upon a sewer line that's to be installed on the Keane property coming out onto Station Road and going out onto tie into the rear of Mecca Drive into the Town of New Windsor system that's been under discussion for some time with the Town Board. We have done the field work and I understand that the design is underway. When that is completed, we will tie into that at which point we don't know exactly at which is why we are still in sketch plan stage, whether there will be another internal easement on the Keane property to pick up some of these lots or whether we will have to provide easements through to get to this point which would be the northeast corner of the property. We realize that in some areas, particularly down in here, we'd have to pump into the system to get down to the proposed sewer line. I would invite the Board to make a field inspection on this, if you so desire, in the meantime I would like to bring this up to preliminary, prepare the profiles and so forth and hopefully at the time we come up with a preliminary plan and to go to the public hearing, we will have a more definitive line on where the sewer line will be. Without that, of course, I can't go to the preliminary because I have to show you where the water and sewer lines will be.

Water will be by on-site wells. We have shown a well site in this area which basically took up approximately two lots. We don't know exactly if the water is in this area. Test wells will tell us. We do have some existing wells on-site up here which we have to investigate also. But again, this is a sketch plan subject to revisions as we find, we get into our public improvement design.

MR. VAN LEEUWEN: The aquifer for water is much higher at the other end than it is at this end, I think.

MR. GREVAS: We do have some existing wells around the complex here. I put it in this area basically because I want to take

advantage, I know that there is a well right over here on the Keane's Mobile Home Park that operates real well so I figured I'd be in that area.

MR. VAN LEEUWEN: There is a big aquifer in all this property because I owned the piece next door at that time and that had a lot of water on that, that was towards the back though, Lou, in that corner, correct alot of water.

MR. MC CARVILLE: In looking at that, you have 11 lots coming out with 11 driveways onto Station Road. It is a shame there couldn't be a way to set this thing up so you wouldn't have 11 additional driveways coming out there.

MR. GREVAS: We can double up on the driveways and put them side by side or common drives inbetween lots. One of the reasons that I couldn't put a line parallel to this side to pick off the lots from the other side, we have existing gas line easement through here. I have to have some buildable area in front of that and also the size of the lots doesn't really work when you have to put a double face lot in here. In other words, access both sides.

MR. VAN LEEUWEN: Is he going to have enough room to build a house on 1, 2, 3 and 4?

MR. GREVAS: This is a hundred scale plan and I used the front yard setbacks and yes, we have in the center of that lot from front to here or in the middle of the lot 120 feet a little bit better.

MR. MC CARVILLE: Should the well site not have a lot number on it? Eventually, you will have town water, I would think it doesn't have a lot number but you'd think it would have a lot number.

MR. GREVAS: It doesn't. We will have to define it somehow either by tax lot or what. I have no problem to putting a lot number on it. We have to have a clearance of 200 feet around any wells.

MR. MC CARVILLE: I think it should be listed as a lot number for well purposes.

MR. GREVAS: Do you foresee water coming out to this area in the near future?

MR. MC CARVILLE: Not in the near future but in the future.

MR. GREVAS: I thought maybe you had something that you'd share with me there because I'd love to have town water here.

MR. VAN LEEUWEN: That is providing Orange County Health Department lets him do that.

MR. GREVAS: We have to go to the State on this when you go for a community well, you have to go to the State. They used to call it Water Resources Commission, I have forgotten what they call it now.

MR. EDSALL: Bureau of Public Water Supply.

MR. SCHIEFER: Any questions on this?

MR. LANDER: What do you feel a slope on the, on this is going to be on the road?

MR. GREVAS: Well you will notice that I tried to come along the contours here. I haven't done a final profile on it but I have to hold the 10% maximum.

MR. LANDER: You are going to have steep banks on each side anyway.

MR. GREVAS: You are going to have a 1 on 2 slope which might have to have a temporary slope easement on these lots. Fortunately, we are dealing with large size lots and I can move the houses back, if I have to.

MR. MC CARVILLE: What I'd like to see is some access to adjoining parcels for future development. For example, to the Keane property, it is a mobile home park but doesn't mean it will always be a mobile home park. There should be access in the vicinity of lots 14, 15, 16 for that purpose and in conjunction with that, maybe you can shift your well site down there and we can have that 50 foot easement through the well site as a possibility.

MR. GREVAS: What about to the north?

MR. MC CARVILLE: Without a clear tax map to see the size of these parcels, it is rather difficult but I know the Keane parcel is a rather large one.

MR. GREVAS: I will see if I have one, I can show you real quick.

MR. VAN LEEUWEN: I can tell you off my head I know what it is, this is 65 and this is about 80 acres right here.

MR. MC CARVILLE: So you have 80, 60 and 40.

MR. SCHIEFER: Mark, do you have any comments on your comments here on the slope of the land being rather steep?

MR. EDSALL: Well as Lou said, there is going to be a need and as Ron picked up, there is going to be a need to grade back possibly off the 50 foot right-of-way to accomplish the road grades that are needed.

The other concern that I have and it is merely of how far you want to go in laying out subdivision, your lots in the areas of let's say 32, 33, 34, 35, although they are very deep lots, they are rather steep ones. You get slightly off the road. I am not saying it couldn't be developed, it may mean that you should look at this similar to how you looked at some other subdivisions where you requested houses be situated as possible locations and then locate a driveway showing that a driveway and a building or a residence could be installed and have reasonable slopes on the driveways. We have subdivisions submitted where the roads were fine and the driveways were 33% and we know that doesn't work too well so we need to, when we get down the road, locate some possible house locations which may end up being the only location on the lot but also look at some driveways just to verify that we are not creating lots that have no safe access to them.

MR. DUBALDI: What is on the Keane property?

MR. GREVAS: Mobile home park.

MR. DUBALDI: So that is a road marked on the map here coming out leading up to his subdivision making 14, 15 and 16?

MR. GREVAS: I have Mr. Keane's layout identified it myself so I will find out if there is a road coming into that area which would tie into. That mobile home park layout is for a substantial number of units, many more than actually constructed. I think his original plan was somewhere around 300 and the roads and so forth, sanitary system, water lines, cable television, that is already in and the road layout and you know I would like to hit that basically because when you do one of those, you lay them out pretty much the same.

MR. LANDER: He doesn't front on Station Road with that or he empties out onto Station Road?

MR. GREVAS: Keane, yes, he does, he has quite a bit of frontage on Station Road and he purchased the O&W right-of-way from Toleman to Station Road and that brings up another comment of Mark's. There is another piece of this original property, it is a separate tax lot that sits over here. I think we showed it to you at the last meeting, the last time we were here. That parcel by virtue of the fact that this old railroad right-of-way ran through it and Mr. Keane bought it landlocked that piece so it is not a part of this application. We really can't get to it even if we could, we couldn't dedicate the road over it because it would probably be something like a farm crossing to it.

MR. MC CARVILLE: Who owns that piece, the same people own it?

MR. GREVAS: Yes.

MR. MC CARVILLE: And it is accessible only through Peter Keane's property?

MR. LEWIS: That is correct. I believe that is going to be part of sort of a swap for sewer line work but that is not for me to say. That is for the principals to say.

MR. DUBALDI: The lots not being accessible from Station Road then?

MR. GREVAS: That is correct.

MR. MC CARVILLE: There is no need for access to the north here, that is north because you have got only 15.2 acres there and its got the railroad same problem so it can be developed from the highway.

MR. GREVAS: It has frontage, we surveyed that property, it does have frontage.

MR. MC CARVILLE: You have a pretty big parcel to the south.

MR. GREVAS: I might point out that down here there is a wetland in this area. We met out on the site with the DEC representative. I have to make sure it wasn't on our site and it is not but it is to the south of this here, that is not to say that there might be some land inbetween but--

MR. MC CARVILLE: Of course they have got the same access off of Toleman Road.

MR. SOUKUP: I question, I am the maverick here tonight guys. I have a problem with the steepness of the terrain. The roads cutting across the contours at an access of 20% even if you do match the 10% road grade, you are going to be cutting a wide swath which wipes out the vegetation on the hillside substantially. There is a split on this property between the high steep hill and flatter more farmed and developed areas. There is four or five lots that have a utility line through the middle of it that I don't consider to be suitable. There is a number of lots in excess of 10 or 15% that I think are marginal. The deep cuts and fills on the roads I think are going to be a real eyesore. I don't think this is a very original layout for this piece of property or a very thoughtful layout. I think this property leads me to the word cluster. We are dealing with one acre lots, we are dealing with water and sewer, no reason why the lot size can't be smaller and still provide the same number of units on half the property and preserve the other half probably the steeper hillside in a naturally vegetated area and I think that it would save you road costs, utility costs and I think that it is the suitable use to look at for this property.

MR. GREVAS: Vince, if you would go with me to the Town Board,

I would be glad, I would be estatic to have that done.

MR. SOUKUP: That is very specific case that fits into that mold.

MR. GREVAS: I have been to the Town Board with several occasions with cluster plans and had them turned down. This cries out for it. We have got some very nice area. We have got some areas that should be left alone but we do have one acre zoning and if we could come down to a--

MR. SOUKUP: We have a map that justifies a certain number of lots and there is no reason why that same number of units couldn't be put on a smaller lot.

MR. GREVAS: We have discussed this, my clients and I way back in 1987. Since that time, I have had three of them turned down by the Town Board.

MR. SCHIEFER: This one or three others?

MR. GREVAS: No, not this one.

MR. MC CARVILLE: Perhaps if the Board made a recommendation to the Town Board. I haven't walked this parcel yet. I'd like to walk it first.

MR. SOUKUP: I think we should walk it. If it is worth saving, we should make a move to do it. Now is the time before we go further and spend more time and effort and engineering.

MR. MC CARVILLE: I recommend we don't take any action on this tonight and go out and take a look.

MR. SOUKUP: I have a real strong feeling looking at the maps that this is not the best layout for that property.

MR. GREVAS: And I'd be the first one to agree with you. Unfortunately, what we have is a rectangular piece of property that has some very nice site features on it, some existing facilities on it and as I said before, as I wholeheartedly agree this is a cluster and I am sure my clients agree with that. They are here this evening, they are nodding their heads and we discussed this way back to use the least part of the property to come up with a lot size we can all live with. I am wholeheartedly agreeing.

MR. SOUKUP: Put the rest into an observation easement so you can't use it. Alot of things can be done, you know, that maybe couldn't have been done several years ago and a little more realization of the value of today than it was a number of years ago.

4-11-90

MR. GREVAS: I'd be glad to meet with you folks.

MR. SOUKUP: I'd be glad to make a motion at a later date after we look at the site, ask the Board to recommend it to the Town Board and speak on its behalf.

MR. SCHIEFER: We have to take a look see. I think we will be able to make a lot more intelligent comments.

MR. EDSALL: Just a recommendation that you possibly ask Lou to waiver the sketch plan action deadline in light of the fact that you have got this interest in looking at another alternative.

MR. GREVAS: Done.

cc: M.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Grevas & Hildreth for the building or subdivision of
Medallion Farms has been
reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

There is no town water in this area

HIGHWAY SUPERINTENDENT

Steve D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

88-72



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 88-72
WORK SESSION DATE: 3 Jan '90 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Sketch
PROJECT NAME: Medallion Farms plan
PROJECT STATUS: NEW OLD X
REPRESENTATIVE PRESENT: EDG
TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

want to tie into Peter Kean sewer & water,
if not drill own well.

(Feb mtg
possible)

88-72

revised

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, REDACTED,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
subdivision Major _____ as submitted by
Grevas and Hildreth for the building or subdivision of
Medallion Farms has been
reviewed by me and is approved _____,
disapproved ✓ _____.

If disapproved, please list reason _____
No information regarding waste disposal
Requires Orange County Health Dept. Approvals
Submitted drawing must have exact location of Tanks and boxes

HIGHWAY SUPERINTENDENT_____
WATER SUPERINTENDENT

Suman D. Master
SANITARY SUPERINTENDENT

April 2, 1990
DATE

CC: M.E., GREVAS

IOC.PB
MEDALL.PB

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 2 April 1990

SUBJECT: Medallion Farm Sketch Plan
Major Subdivision

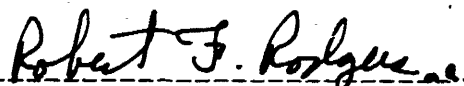
PLANNING BOARD REFERENCE NUMBER: PB- 88-72
DATED: 23 March 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-26

A review of the above referenced major subdivision sketch plan was conducted on 30 March 1990.

This sketch plan is found acceptable.

PLANS DATED: 4 January 1990.


Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

CC: M.E.

MEDALION FARMS SUBDIVISION (88-72) TOLEMAN ROAD

Elias Grevas, L.S., came before the Board representing this proposal.

Mr. Grevas: This is a sketch plan of a piece of property on the east side of Toleman Road just south of the intersection of that road with the old O&W Railroad, for those of you who are like me who are old enough to remember. The property is in fact--

Mr. VanLeeuwen: Is that the horse farm?

Mr. Grevas: That is correct, this part of the property is cut off by the remainder by the old railroad bed which is now owned by Peter Kean (phonetic). The proposal is to subdivide the property to provide 60 lots meeting the zoning requirements. The water supply would be central water system and the sewer supply would be by private line through the Kean property and out to sewer district 23 which is currently being worked on as far as provisions of easements and so forth. As I said, basically, it is a sketch plan. We are here tonight to receive your comments and consideration on whether or not the concept is approvable.

Mr. McCarville: What are the lots sizes.

Mr. Grevas: Minimum lot size under the R1 zone is 1 acre with sewer. These are half acre. Excuse me, 1 acre.

Mr. VanLeeuwen: I know the property.

Mr. Jones: I have a comment, another one of those Grevas specials.

Mr. Schiefer: What do you mean by that.

Mr. Jones: Small lots.

Mr. Grevas: This plan scale is 1 inch equals 200. Several of those lots, particularly out around the perimeter are a pretty good size.

Mr. Jones: What about the rest of them along Toleman Road.

Mr. Grevas: All I can say to you is that they do meet the requirements and they are 125 feet wide by 150 feet deep, excuse me, it is 150 feet wide by 300 feet deep so that is bigger than an acre.

Mr. VanLeeuwen: What about connecting these two roads, this is going to be tough to do but if we connect this road and this road so you have the lots inside the subdivision instead of coming out to Toleman Road.

Mr. Grevas: The only reason I didn't do that was because I'd have double road frontage increase this run-off road for that number of lots. It just didn't make sense to me. Now what I could do is revise the layout to make all the lots back onto that road but I

don't know if you'd want to go down Toleman Road and see the backs of the houses.

Mr. VanLeeuwen: That is a big question.

Mr. Soukup: They'd be 250 feet away from the road, that is a pretty good distance.

Mr. Grevas: As Mike points out, that would still be a front yard setback because of Toleman Road.

Mr. Babcock: When you do something like that, if you have a house that is 250 feet off the road, the way the accessory structures and all that stuff is worded, they can't project closer to the road than the principal building. You have a 250 foot lot area that is useless, you can't put a swimming pool, shed, that is where it creates problems if they are backed out to the road like that.

Mr. Soukup: The alternative is to have separate driveways out to Toleman Road. It might be better to recommend some kind of a screening or variance for a rear yard/front yard requirement in that area. I don't know what the answer to that is.

Mr. Grevas: What we would have for example, lots 32 and 33, we could restrict driveway access to the proposed road, lots 37 and 38 and 1 same thing so what you have then is 1, 2, 3, 6 driveways.

Mr. Soukup: If you pair them up, you only get four.

Mr. Grevas: I could dual them at the property line in two instances. I would rather take that approach rather than put rear yards out to Toleman Road.

Mr. Schiefer: I don't think it is the greatest idea to have the back of the houses facing the main road.

Mr. Soukup: You turn 31 and 32 around and pair up 29 and 30, you only end up with one driveway and do the same with 33 and 34, you only end up with one driveway at 5 and 6 so you end up with two driveways and two roads by turning the roads sideways and have the driveways restricted to the new access road and you end up with two driveways and two road intersections which isn't to bad for that size parcel. I was going to ask about access to Kean's property and Gregorson (phonetic) property, whether you want to reserve a right-of-way into those properties for future planning purposes. The only way you can tell that is to look at the tax map for the size of the parcels in the back and on the bottom. On the right and on the bottom where Gregory or Gregorson, I don't know if those are large parcels.

Mr. VanLeeuwen: Kean property goes out to Station Road.

Mr. Grevas: Kean owns the railroad right-of-way all the way from Toleman Road to Station Road and it is connected through his mobile home park. He has a plan that dates back to 1965 since that time he has some 50 some odd units now, 58 and has an approved plan for an excess of 300 units.

Mr. Babcock: You can put mobile homes in any R1 zone.

Mr. Soukup: So these lots could have mobile homes on them too.

Mr. Babcock: Yes.

Mr. Soukup: What about Gregorson, that is 78 acres at the bottom.

Mr. Grevas: I am not familiar with how that property is shaped so I will look into it.

Mr. Soukup: I am still not convinced on Kean's property for access. It might be appropriate to reserve a right-of-way access, not a road, but a roadway access. I think for emergency access, it would have value.

Mr. McCarville: I'd like to see a tax map of this. This should be part of every plan that comes in, by the way.

Mr. Soukup: It is helpful.

Mr. Schiefer: Mike, if possible, we'd like to have a tax map with the submissions.

Mr. Babcock: I think Lou can handle that.

Mr. Grevas: The only problem is sometimes we don't use them because they don't go out far enough and show enough surrounding area but it is a point well taken that if you can produce the tax maps and bring in more of it, it is not a bad idea.

Mr. Soukup: When you go to a public hearing, people can find their lot easier on it than they can on the USGS.

Mr. Grevas: The Zoning Board of Appeals requires it as part of their application so I see no problem.

Mr. VanLeeuwen: Another thing that should be shown is the original buildings.

Mr. Grevas: We have got areal photographs preparatory to the topo and that shows them.

Mr. Soukup: Where is the proposed well field.

Mr. Grevas: Proposed well field would be in this area in the part not to be subdivided. I have to make sure that we have clearances here. The other consideration is a possible tie-in to this property here.

Mr. Schiefer: How are you coming across Kean?

Mr. Grevas: There had been an agreement between these people and Kean on the sewer line so they have been discussing the whole pro-

ject so that will be part of the application process.

Mr. Edsall: Comment #3 which the parcel or the portion of the parcel it shows to be on the opposite side of Kean's, technically, being a separate tax parcel is land locked. You may want to come as part of these easements for the utilities, put in an easement to have access through that parcel, that is the strip towards the top of the map although it is under current ownership now, it could be a separate tax map parcel, could be independently sold and we'd have a land locked parcel. The other comment is down the road, we are going to look for a full EAF again as the project develops and when Lou gets further along with the topo, we will see whether the slope, some of them being around 15% through the mid area are a problem but the way the roads are climbing, the contours on an angle, at least on the one road, I think that we shouldn't have a problem. It is something we will have to look at in more detail later.

Mr. VanLeeuwen: The land in the front by the road is a little on the low side but the other land towards the back is nice and high. That is a beautiful spot.

Mr. Soukup: Where does the drainage go?

Mr. Grevas: Right now, it goes down through the railroad right-of-way and down over towards Station Road on that side and the property to the southwest goes out, there is a wetland to the south of this.

Mr. VanLeeuwen: It eventually winds up in Beaver Dam Lake, below Peter Kean is a stream and picks up into the stream and runs down to Beaver Dam.

Mr. Edsall: Lou, you have the proxy?

Mr. Grevas: Yes.

Mr. Soukup: If the dogleg is part of the ownership of the property, it can't be marked not part of the subdivision.

Mr. Grevas: What we are trying to do is find out is whether or not the water supply is going to be in there. The only reason I did that is because we don't have direct access easements, farm crossing easements yes but I don't have direct access to put a road in there, otherwise I'd have drawn lots.

Mr. VanLeeuwen: There is a big aquifer under the Clark property which I was part owner of. There is a big aquifer right underneath where the railroad track bed underneath there because we had it tested.

Mr. Grevas: This area here, this Clark piece also straddles the old O&W and extends back to this piece so that is all.

Mr. VanLeeuwen: The old O&W cuts right through that piece.

Mr. Schiefer: Mark, I don't quite understand how you want to get an easement to make access to that unless you get across the Kean railroad bed there, right.

Mr. Edsall: What I am saying, Lou indicated that there were agreements between the two. What I am saying is he should make every attempt to pursue it if only to put an easement through lot 10 that way we have done everything we can as planners if they are never able to get access across Kean, you have at least attempted.

Mr. Schiefer: You are going to have to have easements for the utilities.

Mr. Edsall: Piggyback and combine it all into one.

Mr. Soukup: It is part of the deed in the entire parcel.

Mr. Grevas: It is not a separate deed. When O&W came through, they did allow crossings but they were farm crossings.

Mr. Edsall: You are saying there is one description, one deed in two different tax parcels. How did they separate it into two tax parcels without getting two deeds.

Mr. Grevas: I don't know.

Mr. Edsall: Normally, you have to have two deeds for two tax parcels.

Mr. Grevas: This goes back, the original deed goes all the way across there and then the railroad came out of it. Of course, it is an old deed.

Mr. VanLeeuwen: I think we should put that on our tour.

FILE HISTORY

DATE FILE OPENED: 12-21-88

PLANNING BOARD NUMBER 88-72

COPY OF PLANS GIVEN TO:

DATE

DATE RETURNED

MARK EDSALL

12-22-88

FIRE INSPECTOR

12-22-88

12-29-88 Approved

WATER DEPARTMENT

12-22-88

12-29-88 Approved

HIGHWAY DEPARTMENT

12-22-88

Sewer

12-22-88

REVISED PLANS:

MARK EDSALL

FIRE INSPECTOR

WATER DEPARTMENT

HIGHWAY DEPARTMENT

AGENDA DATE:

RESULTS:

FEES:

DATE & AMOUNT PAID

Application fee

12-21-88

\$25.00

DATE PLANS APPROVED AND STAMPED BY TOWN OF NEW WINDSOR: _____

DATE PLANS PICKED UP BY APPLICANT: _____

NOTES: _____

AS OF: 09/18/89

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 88- 72

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
										EXP.	BILLED	BALANCE
88-72	25570	04/24/89	TIME	MJE	MC	MEDALION FARMS	60.00	0.40	24.00			
88-72	25589	04/25/89	TIME	MJE	MC	MEDALION FARMS	60.00	0.20	12.00			
88-72	25881	04/25/89	TIME	NJE	CL	MEDALION FARMS	19.00	0.50	9.50			
TASK TOTAL									45.50	0.00	0.00	45.50
GRAND TOTAL									45.50	0.00	0.00	45.50

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Henry Gargiulo, deposes and says that he
resides at 191 Oakland Avenue, Eastchester
(Owner's Address)
in the County of Westchester
and State of New York
and that he is the owner in fee of Lands shown on the Town
& New Windsor Tax Maps as Section 52, Block 1, Lot 20
which is the premises described in the foregoing application and
that he has authorized Elias D. Grevas, L.S.
to make the foregoing application as described therein.

Date: March 22, 1989

Henry Gargiulo
(Owner's Signature)

Marion Postewitz
(Witness' Signature)



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

March 14, 1989

Henry & Salvatore Gargiulo
1578 E. 233rd Street
Bronx, NY 10466

Gentlemen:

A review has been made of the application information which you have submitted for pre-application approval or pre-submission conference with regard to your project designated as Medalion Farms Subdivision, which was submitted to the Town of New Windsor Planning Board on September 13, 1989. From this review, it has been determined that your application is not complete and the following information was not included:

- 1) Proxy Statement required if applicant not at meeting and applicant is to be represented by representative of Grevas & Hildreth, P.C.

It is necessary that the additional information referenced above, including any plan revisions indicated, be submitted to the Town Planning Board as soon as possible. The project will not be placed on the regular Planning Board meeting agenda for pre-application approval or pre-submission conference until the application has been deemed complete. If you have any questions concerning the additional information required, please do not hesitate to contact the Planning Board Secretary at 565-8807. In addition, you may schedule an appearance at a Technical Workshop Session to further discuss the additional information required. These workshop sessions are held on each Tuesday of the week prior to all regular Planning Board meetings. You may schedule time for such an appearance with the Planning Board Secretary.

- 2 -

Should the Town of New Windsor Planning Board fail to receive a response within thirty (30) days toward the proper completion of the application, it may become necessary that the application be brought before the Planning Board for action in its current form.

Thank you for your anticipated cooperation in this matter.

Very truly yours,

Carl Schiefer
Carl Schiefer,
Planning Board Chairman

MJE:mlm

cc: Grevas & Hildreth, P.C., 33 Quassaick Ave., New Windsor, NY
~~Planning Board Project File 488-72~~
Mark Edsall, P.E., Planning Board Engineer



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

1763

Date: March 14, 1989

Name: Henry & Salvatore Gargiulo

Address: 1578 E. 233rd Street
Brook, N.Y. 10466

ATTENTION: [Signature]

~~Dear~~ Gentlemen :

A review has been made of the application information which you have submitted for pre-application approval or pre-submission conference with regard to your project designated as Metalion Farms Subdivision, which was submitted to the Town of New Windsor Planning Board on September 13, 1988 (date). From this review, it has been determined that your application is not complete and the following information was not included:

- 1) Proxy Statement required if applicant not at
meeting and to be represented by representative
of Grevas & Hildreth, P.C.

It is necessary that the additional information referenced above, including any plan revisions indicated, be submitted to the Town Planning Board as soon as possible. The project will not be placed on the regular Planning Board meeting agenda for pre-application approval or pre-submission conference until the application has been deemed complete. If you have any questions concerning the additional information required, please do not hesitate to contact the Planning Board Secretary at 565-8807. In addition, you may schedule an appearance at a Technical Workshop Session to further discuss the additional information required. These workshop sessions are held on each Tuesday of the week prior to all regular Planning Board meetings. You may schedule time for such an appearance with the Planning Board Secretary.

- 2 -

Should the Town of New Windsor Planning Board fail to receive a response within thirty (30) days toward the proper completion of the application, it may become necessary that the application be brought before the Planning Board for action in its current form.

Thank you for your anticipated cooperation in this matter.

Very truly yours,

Carl Schiefer,
Planning Board Chairman

MJE:mlm

cc: ~~Project Professional Representative~~
Planning Board Project File 88-72
Mark Edsall, Planning Board Engineer

Grevas Hildreth, P.C.
33 Quarraick Ave
NW 79, 2550


INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 28 December 1988
SUBJECT: Medalion Farms, Sketch Plan Major Subdivision
PLANNING BOARD REFERENCE NUMBER: 88 - 72
FIRE PREVENTION REFERENCE NUMBER: 88 - 121

A review of the above referenced subject site plan/ sub-
division was conducted on 28 December 19 88.

This site plan was previously disapproved under the Fire
Prevention Reference number(s) of N. A.

This site plan is found acceptable.


Robert F. Rodgers; CCA
Fire Inspector

CC: M.E.

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project Medalion Farms Subdivision
2. Name of Applicants Henry & Salvatore Gargiulo ^{Business} Phone (212) 994-2800
^{Business} Address 1578 E. 233d St. Bronx N.Y. 10466
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Applicants Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Elias D. Grevas, L.S. Phone (914) 562-8667
Address 33 Quassaick Ave. New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney James R. Loeb Phone (914) 565-1100
Address ONE CORWIN COURT NEWBURGH N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the East side of Toleman Road
3,500'± feet South
(Direction)
of Route 207
(Street)
7. Acreage of Parcel 82.4 8. Zoning District R-1
9. Tax Map Designation: Section 52 Block 1 Lot 20
10. This application is for MAJOR SUBDIVISION - SINGLE FAMILY
RESIDENTIAL LOTS
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
(Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
_____ to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

13 day of Sept 1988

Salvatore Gargiulo
(Owner's Signature)

Salvatore Gargiulo
(Applicant's Signature)

[Signature]
Notary Public

Partner
(Title)

JOHN V. JULIANO
Notary Public, State of New York
No. 60-2010025
Qualified in Westchester County
Commission Expires March 30, 1991

REV. 3-87

1/30/89

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

ART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR HENRY & SALVATORE GARGIULO	2. PROJECT NAME MEDALION FARMS SUBDIVISION
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>EAST SIDE OF TOLEMAN ROAD 3,500' ± SOUTH OF RT. 207</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>MAJOR SUBDIVISION FOR SINGLE FAMILY HOMES (60 UNITS/LOTS) SERVED BY MUNICIPAL SEWER SYSTEM AND CENTRAL WATER SYSTEM</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>82.4</u> acres Ultimately <u>82.4</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(ies) and permit/approvals <u>N.Y.S.D.E.C. (SANITARY SEWERS)</u> <u>OR. CO. DEPT. OF HEALTH (WATER)</u>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <u>N/A</u>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Medalion Farms</u> Date: <u>12/21/88</u> Signature: <u>[Signature]</u> BY: <u>ELIAS D. GREVAS, L.S.</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

CC: M.E.

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: 	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No. If Yes, explain briefly: 	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from responsible officer)
_____ Date	

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ✓ Environmental Assessment Statement
- *2. N/A Proxy Statement
3. ✓ Application Fees
4. ✓ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ✓ Name and address of Applicant.
- *2. ✓ Name and address of Owner.
3. ✓ Subdivision name and location.
4. ✓ Tax Map Data (Section-Block-Lot).
5. ✓ Location Map at a scale of 1" = 2,000 ft.
6. N/A ** Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ✓ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ✓ Date of plat preparation and/or date of any plat revisions.
9. ✓ Scale the plat is drawn to and North Arrow.
10. ✓ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. N/A ** Surveyor's certification.
12. ✓ Surveyor's seal and signature.

* If applicable.

13. ✓ Name of adjoining owners.
- *14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. N/A Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ✓ Include existing or proposed easements.
20. N/A ** Right-of-Way widths.
21. N/A ** Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. N/A ** Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. ✓ Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. N/A ** Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. N/A ** Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including locations, size and depths).
28. N/A ** Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

* If applicable.

✱ ✱ SKETCH PLAN

Page 2 of 3

CC:M.E.

29. N/A *** Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A *** Provide "septic" system design notes as required by the Town of New Windsor.
31. N/A *** Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. ✓ Indicate percentage and direction of grade.
33. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. — Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A *** * Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: 
Licensed Professional

Date: 12/21/88